

1/19/2009 - Monday, January 19, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of January 19, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, Duax, FitzGerald, Kaiser, Kayser, Larson, Pearson, Seymour, Waedt

Staff Present: Messrs. Genskow, Ivory, Noel, Tufte

The meeting was chaired by Mr. Kaiser.

1. SUBDIVISION CODE (Z-1436-09) “ Development Agreements Fees

Mr. Tufte presented a City proposed ordinance to amend the Subdivision Code to adopt fees for development agreements. The fees were based on the past average cost for the City to draft, review, and administer development agreements.

Dan Knapp, 8089 Hillview Road, stated this is the wrong time to bring the amendment forward since the economy is in a recession. He stated the cost might also push development outward.

Jeff Statz, 2506 Colonial Drive, was concerned that he would pay more since his type of development is to do final platting in multiple phases.

Mr. Buchanan moved to recommend denial of the proposed amendment and added that the City should first form a Task Force to study development fees. Mr. Kayser seconded and the motion carried.

2. REZONING (Z-1438-09) “ C-2 to R-3P, Commerce Valley Road

Mr. Tufte presented the request to rezone a parcel from C-2 to R-3P and to adopt a 4-plex General Development Plan for a property located on the east side of Commerce Valley Road and south of Golf Road. The proposed building does not meet the Multi-Family Housing Design Manual and should be setback 20 feet from the north property line.

The applicant, Jim Rooney, 3258 90th Street, stated he chose the building layout for walkouts but will change the design to comply with the Design Manual.

Mr. Waedt moved to recommend approval of the rezoning and General Development Plan for 4-units with staff conditions. Mr. Larson seconded and the motion carried with Messrs. Buchanan, FitzGerald and Seymour voting nay.

3. SITE PLAN (SP-0901) “ Culver™s Restaurant, Golf Road

Mr. Tufte presented the request to approve a site plan for a drive-up addition to a new Culver™s restaurant at the east mall entrance off Golf Road. Proposed improvements will not increase parking requirements, and all other aspects of the site remain unchanged.

The applicant, Jeremiah Bowe, 1650 Beulah Lane, spoke in support of the project.

Mr. FitzGerald moved to recommend approval. Mr. Kayser seconded and the motion carried.

4. DISCUSSION/DIRECTION

A. Billboard Retrofits

Mr. Ivory presented a revised ordinance for nonconforming billboards that would require one nonconforming sign face be removed for every nine sign faces retrofitted. The Plan Commission would also have the ability to specify which nonconforming sign(s) should be removed through review of a site plan.

Rich Reinart and Bill Mitchell of Lamar Advertising were in favor of the proposed ordinance and stated they will soon submit a site plan that has a number of sign retrofits and removals.

Mr. Duax wanted to see a more objective matrix developed as part of the ordinance>

Commissioners agreed to bring the proposed ordinance forward for future public hearings and to notify all billboard companies. They added ordinance text to include Downtown and Water Street sign districts, and nonconforming billboards with multiple violations should receive the highest priority in terms of removal.

B. Comprehensive Plan Amendments “ Sustainability and Water Street

Mr. Tufte stated staff would like to single notice the two amendments but hold separate public hearings to keep mailing and publishing costs down. He explained the Water Street amendment deals with expanding commercial designation on the Plan. The Sustainability

Chapter to the Plan has been revised from public comment and an implementation program has been created to carry out policy considerations.

Mr. Duax stated the Sustainability Chapter should make it clear that the City will need to work with the County on waste and recycling issues and City director™s input should be considered.

Commissioners agreed to notice and set up public hearings for both items.

5. MINUTES

The minutes of the meeting of January 5, 2009, were approved.

Fred Waedt
Secretary